

33 ELLEN STREET

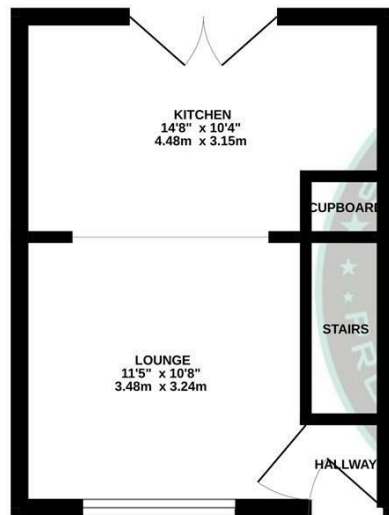
WARRINGTON, WA5 0LY

£130,000
FREEHOLD

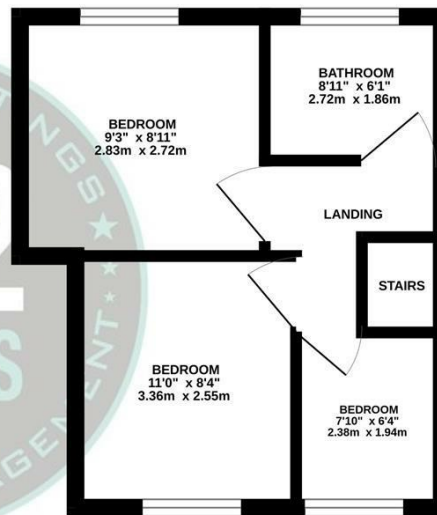
Offered with no onward chain - this three bedroom terraced property offers driveway parking, open plan living downstairs as well as an immaculately presented rear garden with garden room. The property would be a perfect first time purchase and sure to go quickly!



GROUND FLOOR
201 sq.ft. (18.6 sq.m.) approx.



1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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